

**8638 117 Avenue
Grande Prairie, Alberta**
MLS # A2188829


\$449,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,270 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Lan		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

This stunning home in Copperwood has everything you need for your growing family! Situated at the end of a long cul-du-sac with a wide open field next door, there is plenty of room for exploration and play! Inside this home you will find hardwood floors, ceramic tile, gleaming stainless steel appliances and a gas burning fireplace. The kitchen is complemented by coffered ceilings, recessed lighting and a beautiful backsplash. On the main level you have your open kitchen, dining and living areas, making it the perfect gathering space. You will also conveniently find two spacious bedrooms and a full bathroom. Upstairs is your master retreat, big enough for a king or queen! Complete with a walk-in closet and sprawling ensuite, it will surely be your private oasis. Heading downstairs you will find a secondary living space with plenty of natural light, two bedrooms and your third bathroom with stand-up shower. This home has AC, and a double attached garage with gas heat and a floor drain. Call your trusted Realtor today to book your showing! Immediate possession can be accommodated.